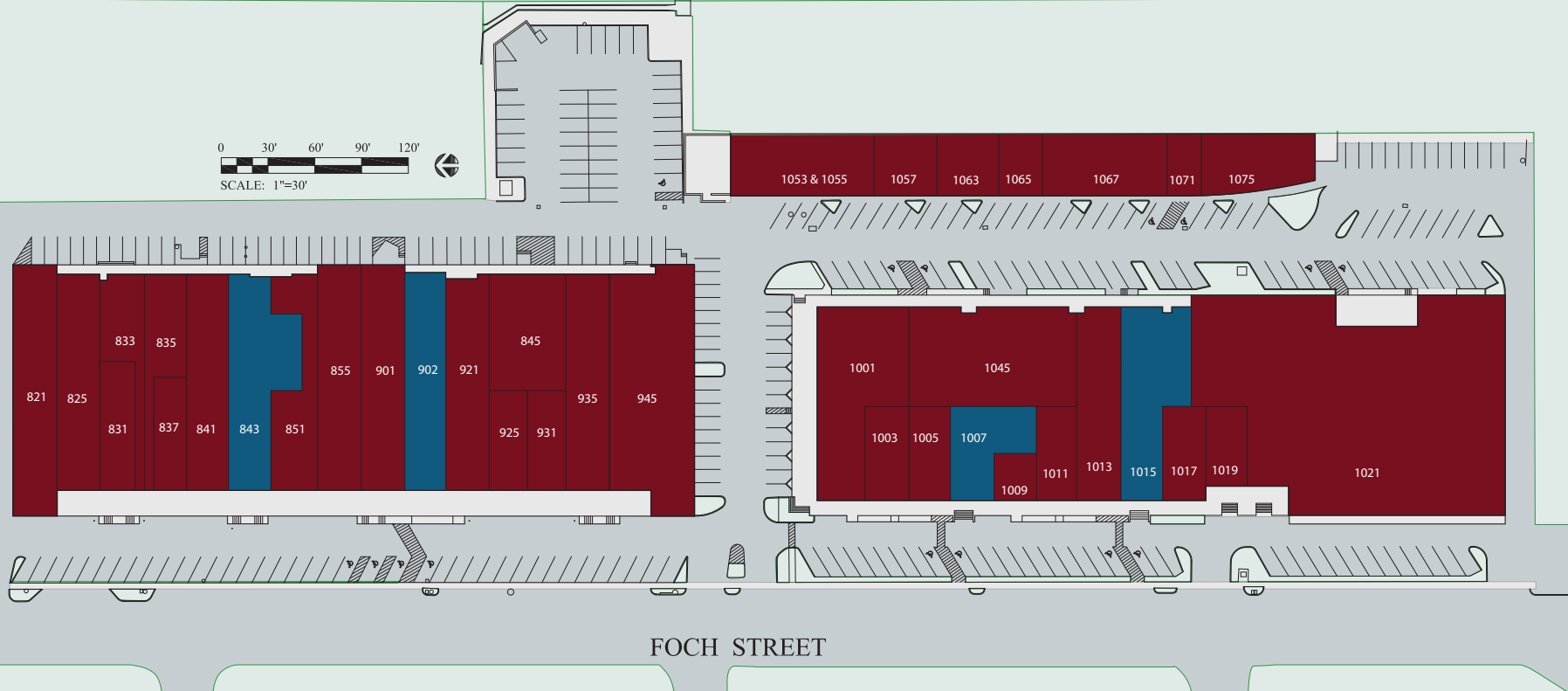
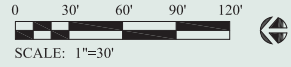


FOCH STREET warehouses

W. 7TH

Creative Office, Restaurant & Retail Space
Available for Lease
925 & 1001 Foch Street
fort worth, tx 76102





FOCH STREET

Building 1

Tenant	Suite	Approx. SF
Grandeur Design	821	4,400
Asel Art Supply	825	3,988
Materials Marketing	831	2,000
Ideal Skin	833	2,000
Avoca Coffee	835	2,367
Onslow's	837	1,620
La Familia Mexican Restaurant	841	3,988
2nd Generation Restaurant*	843	4,974
Envision	845	4,200
Colonel's Bikes	851	3,000
There's No Place Like Home	855	4,125
W Durable Goods	901	4,125
Available	902	3,813
Bikram Yoga	921	4,047
Juice Junkies	925	1,900
Popup Shop	931	1,886
J. Raes Bakery	935	3,988
Texas Republic Bar & Restaurant	945	8,388

Building 2

Tenant	Suite	Approx. SF
Reservoir Restaurant	1001	5,343
Precision Sports Nutrition	1003	1,705
Chills 360	1005	1,609
Available	1007	2,668
Quickset Jewelry	1009	863
The Cryo Spa	1011	1,705
Backwoods	1013	3,410
Available	1015	4,558
Best Vapes	1017	1,705
RES Nation	1019	1,369
IProspect	1021	25,000
Enilon Digital Marketing	1045	6,820

Building 3

Tenant	Suite	Approx. SF
Chimy's	1053 & 1055	3,640
Hair by Charlie	1057	1,640
Browtique	1063	1,640
Creative Office	1065	1,000
Tribune Direct Marketing	1067	3,000
Optimal Force Fitness	1071	816
Red Productions	1075	2,600

*Restaurant space can be demised





The Foch Street Warehouses is a series of three former warehouses that have been redeveloped into modern multi-use buildings housing retail, restaurant, office, and creative tenants. The buildings are located in the Fort Worth's exciting new mixed use urban district: the West 7th Street Corridor part of Fort Worth's Cultural District. To learn about the new building plans and leasing opportunities please visit our leasing page.

property

- direct access to major thoroughfares I-30 and I-35W
- Located in the West 7th development, Fort Worth's premier shopping and entertainment destination and one of the best retail markets in the state
- 90% leased to a diverse group of 34 tenants which includes creative office space and high volume restaurants
- less than 3 miles from the TCU campus
- Surrounded by 850 luxury apartment units

years built 1947-1953

renovated 2010

land area 6.30 acres

leasable area 136,297 RSF

available space creative office, retail and restaurant users

call for rates



HISTORY OF THE FOCH STREET WAREHOUSES

All three buildings were constructed immediately following WWII, between 1947 through 1953, and serve as reminders of the former industrial character of the West 7th Street Corridor and what is now the Cultural District.

BUILDINGS 1 AND 2

Buildings 1 and 2 were constructed starting in 1946-47 and were completed between 1948-49. They were built and operated by Fort Worth's Leonard family, the noted pioneer discount retailers, urban commercial real estate investors, residential recreational and golf course developers and pecan farm owners. These two buildings (and their nearby cousins around White Settlement Road at University Drive) were very early examples of immediate post-WWII advances in construction techniques and industrial design. Each building incorporated concrete column roof support with "twin T" concrete roofs. The two buildings incorporated automatic interior fire sprinkler systems which have been modified and updated, but are still in use.

The central, convenient location and utilitarian interior design have served the properties well over their 62+ year lives (and thereby justified their preservation and adaptive reuse). Over the years, the properties served many uses including agricultural storage, light manufacturing, and general retailing. Tenants over the years have

included a "who's who" of Fort Worth-based companies including: Leonard's Farm & Ranch Store, Williamson Dickie Manufacturing, Montgomery Ward & Co, Tandy Mart, Tandy Crafts, Tandy Leather, Merribee Needlecraft, Radio Shack, Bombay Company, and GST Manufacturing (formerly Clemens Sheet Metal).

BUILDING 3

Building 3 was apparently constructed in two phases in the early 1950s. Old plat maps suggest this building was originally constructed as a railway-served peanut storage and processing warehouse. Because of its orientation toward the railroad spur (which used to run through the present day Foch Alley between Buildings 2 and 3), the building had multiple large loading doors on the west side.

In the early 2000s, a partnership affiliated with the James R Harris Partners company purchased the buildings and began gradually redeveloping them for retail and office uses.

FOCH STREET warehouses N.T.



Sundance Square

DOWNTOWN FORT WORTH
CBD



Left Bank Development

Montgomery Plaza

So7
Mixed Use Development

Foch Street
Warehouses

Trinity Park

West 7th Street

Farrington Field

Museum Place

Modern Art Museum

Will Rodgers Arena/Casa Manana

Fort Worth
Botanical Gardens

Chandler Huntsman
214.420.8093
www.fochstreetwarehouses.com



Tenant Accolades/In The News

There's No Place Like Home - "Top 10 Furniture Store in all of DFW Since 2011" - Cityvoter.com

Avoca Coffee - "Coffee Houses in DFW: A Delicious Grind" - Fort Worth Star Telegram

W Durable Goods - "Fort Worth Locals in the Spotlight: Daniel Wright" - fortworth.com

Onslows, Juice Junkies, and ReVint Boutique - "How to Shop Fort Worth West 7th District" - D Magazine



FOCH STREET warehouses

W. 7TH

For Leasing Information, Please Contact:
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